055.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	728,200 / 728,200
					USE VALUE:	728,200 / 728,200
					ASSESSED:	728,200 / 728,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		PRENTISS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIENG HAM CHI
Owner 2:	
Owner 3:	
Street 1:	23 MENOTOMY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,772 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1875, having primarily Aluminum Exterior and 1972 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3772.000	350,900	4,100	373,200	728,200
Total Card	0.087	350,900	4,100	373,200	728,200
Total Parcel	0.087	350,900	4,100	373,200	728,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.27 | /Parcel: 369.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 055.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	350,900	4100	3,772.	373,200	728,200	728,200	Year End Roll	12/18/2019
2019	104	FV	287,300	4100	3,772.	373,200	664,600	664,600	Year End Roll	1/3/2019
2018	104	FV	287,300	4100	3,772.	250,600	542,000	542,000	Year End Roll	12/20/2017
2017	104	FV	269,500	4100	3,772.	239,900	513,500	513,500	Year End Roll	1/3/2017
2016	104	FV	269,500	4100	3,772.	218,600	492,200	492,200	Year End	1/4/2016
2015	104	FV	225,100	4100	3,772.	175,900	405,100	405,100	Year End Roll	12/11/2014
2014	104	FV	225,100	4100	3,772.	157,300	386,500	386,500	Year End Roll	12/16/2013
2013	104	FV	234,000	4100	3,772.	149,300	387,400	387,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4436

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THERKELSEN DAVI	27445-33		7/1/1997		158,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/11/1992	433		2,200					STAIRS+DECK 6X10

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2009	Meas/Inspect	189	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	277	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

36721

GIS Ref

GIS Ref

Insp Date

02/10/09

!4436!

PRINT

Date	Time
12/10/20	19:27:43

LAST REV

Date	Time
05/11/12	08:06:41

ekelly

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	36721
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3772		Sq. Ft.	Site		0	70.	1.41	11									373,213						373,200	

Total AC/HA:	0.08659	Total SF/SM:	3772	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	373,213	Spl Credit		Total:	373,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1875	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.18245435
Const Adj.:	0.98990101
Adj $ / SQ:	187.282
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	535272
Depreciation:	184401
Depreciated Total:	350871

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	
1	4	1	
Totals			
2	7	2	

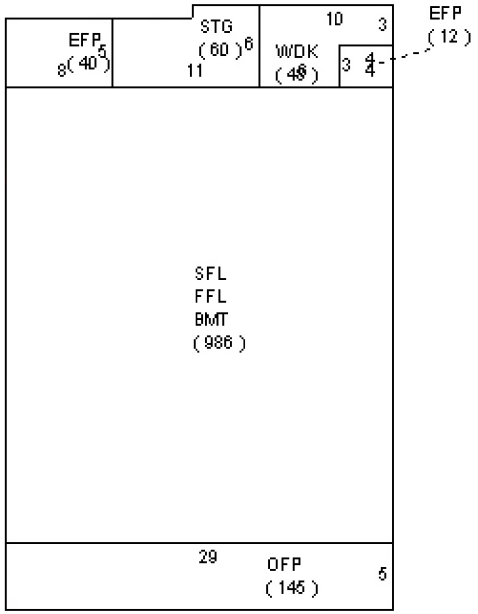
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	187.28
Special Features:	0	Val/Su Net:	107.54
Final Total:	350900	Val/Su SzAd	177.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	986	56.180	55,398
FFL	First Floor	986	187.280	184,660
SFL	Second Floor	986	187.280	184,660
OFP	Open Porch	145	27.600	4,002
STG	Storage	60	9.240	554
EFP	Enclos Porch	52	71.870	3,737
WDK	Deck	48	15.840	760
	Net Sketched Area:	3,263	Total:	433,771
Size Ad	1972	Gross Are	3263	FinArea 1972

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 055.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X21	A	AV	1930	23.50	T	40	104			4,100			4,100

More:	N	Total Yard Items:	4,100	Total Special Featues:		Total:	4,100

IMAGE

AssessPro Patriot Properties, Inc